



**Asking Price**  
**£325,000**

**2 Wilson Mews,  
 Drifffield, YO25 5BT**

**SERVICES**  
 Understood to all be connected to mains. Mains gas, water and electric.

**TENURE**  
 The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**  
 Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'D'.

**VIEWING**  
 Strictly by appointment with the sole agents on 01377 241919.

**FREE VALUATION**  
 If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**THE ACCOMMODATION COMPRISES:**

**ENTRANCE HALL- 15'9 (4.82m) x 6'3 (1.93m)**  
 Inviting entrance with composite door to the front aspect, stairs leading to the first floor landing, tiled flooring, radiator and power points. There is also a spacious understairs cupboard.

**LOUNGE- 15'10 (4.84m) x 11'4 (3.48m)**  
 Large living space with window to the front aspect, fitted carpets, radiator, TV point and power points.

**OPEN PLAN KITCHEN/DINING AREA- 9'8 (2.95m) x 17'9 (5.43m)**  
 Naturally light open plan kitchen/diner with French doors and window to the rear aspect, inset spotlights, a range of wall and base units, one and a half sink with drainer unit and pull out hose, integrated dishwasher, integrated fridge/freezer, built in eye-level double oven, gas hob, tiled flooring, radiator and power points.

**UTILITY ROOM- 6'2 (1.89m) x 5'8 (1.75m)**  
 Window to the rear aspect, base units with worktop, integrated washing machine, tiled flooring, radiator and power points.

**WC- 6'2 (1.89m) x 3'2 (0.98m)**  
 Opaque window to the rear aspect, tiled splash back, sink with pedestal and mixer tap, low flush WC, tiled flooring and radiator.

**FIRST FLOOR LANDING- 7'5 (2.28m) x 6'4 (1.95m)**  
 Built in cupboard, fitted carpets, radiator and power points. There is also access to the loft.

**BEDROOM ONE- 15'7 (4.77m) x 11'2 (3.42m)**  
 Double bedroom with window to the front aspect, built in wardrobe, fitted carpets, radiator, TV point and power points.

**EN-SUITE- 4'4 (1.32m) x 5'7 (1.72m)**  
 Opaque window to the front aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, fully tiled shower cubicle, tiled flooring, heated towel rail and extractor fan.

**BEDROOM TWO- 14'9 (4.50m) x 9'3 (2.84m)**  
 Another double bedroom with window to the front aspect, built in cupboard, fitted carpets, radiator, TV point and power points.

**BEDROOM THREE- 10'4 (3.17m) x 10'4 (3.16m)**  
 Window to the rear aspect, fitted carpets, radiator and power points.

**BEDROOM FOUR- 9'4 (2.87m) x 9'2 (2.80m)**  
 Window to the rear aspect, fitted carpets, radiator and power points.

**BATHROOM- 5'5 (1.67m) x 7'2 (2.19m)**  
 Opaque window to the rear aspect, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal and mixer tap, panelled bath with over head shower and glass shower screen, tiled flooring, heated towel rail extractor fan and shaving point.

**GARDEN**  
 South-West facing garden which is mainly laid lawn, patio area to the immediate rear, planted shrubs and flower round the boundry line with timber fencing and gated side access.

**INTEGRAL GARAGE- 17'4 (5.30m) x 8'8 (2.65m)**  
 Up and over door, wall mounted gas boiler, power and lighting.

**PARKING**  
 Off street parking for two cars to the front of the property.

# 2 Wilson Mews, Driffield, YO25 5BT

**DESCRIPTION**

Brought to the market and newly built, 2 Wilson Mews is an exceptional four double-bedroom detached house located on the periphery of a new development on the outskirts of Driffield. Formerly one of the show homes and standing proudly, this prestigious home has been finished to a fantastic standard boasting high-quality fixtures and fittings. Providing versatile accommodation throughout, this is an ideal property for growing families, young professionals who are seeking enough space to work from home or downsizers wanting comfort and tasteful accommodation. Boasting bright and spacious living with a sunny South-West facing garden, this property is chain free and ready for its next owner.

The property briefly comprises:- entrance hall, lounge, open plan kitchen/dining area, utility room, WC, first floor landing with primary bedroom and en-suite, three additional good size bedrooms, family bathroom, rear garden, integral garage and off street parking.

**LOCATION**

Driffield offers an outstanding array of amenities, including shops, restaurants, public houses, quality sports facilities dedicated to Rugby, Golf, Football, Bowls, Cricket and many others, as well as a very highly regarded Secondary School. It also provides excellent road and public transport connections to Hull, Beverley, Bridlington and Scarborough.



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